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GENERAL UTILITY EASEMENT

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1. CONSTRUCT CROSS GUTTER AT ENTRY AS SHOWN ON PLAN.
2. EXTEND SIDEWALK AT ENTRY AS SHOWN ON PLAN.



EXISTING—NO IMPROVEMENTS PROPOSED

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1. LOTS 1 & 13 AS SHOWN ON SHEET 3 OF THE TENTATIVE MAP HAVE VARIABLE WIDTHS AND ARE SUBJECT TO APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. (81.401(d) A lot shall have at least 50 feet of frontage, exclusive of side yard setbacks required in the zone in which the lot is located, measured at the right-of-way line, but shall also have at least 60 feet of frontage measured at the right-of-way.)
2. LOTS 2, 3, 4 & 5 AS SHOWN ON SHEET 3 OF THE TENTATIVE MAP HAVE SIDE LOT LINES WHICH DEVIATE GREATER THAN 10 DEGREES FROM THE ROAD UPON WHICH THE LOT FRONTS AND ARE SUBJECT TO APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. (81.401(h) The side lines of each lot shall be at approximately right angles or radial to the road upon which the lot fronts with a maximum deviation of up to 10 degrees for a minimum distance of 1/3 of the lot depth.)
3. LOTS 1, 11, 12 & 13 AS SHOWN ON SHEET 3 OF THE TENTATIVE MAP HAVE VARIABLE DEPTHS AND ARE SUBJECT TO APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. (81.401(i) A lot shall be designed so the lot is at least 90 feet deep and the average lot depth, excluding any areas encumbered by any open space, drainage, flood control or right-of-way easement, shall not be greater than three times the average lot width.)
4. PRIVATE DRIVE "A" AS SHOWN ON SHEET 3 OF THE TENTATIVE MAP MAY BE LESS THAN A 40 FOOT WIDE EASEMENT AND IS SUBJECT TO APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. (81.402(a)(2) Private road easements at least 40 feet wide in accordance with the San Diego County Standards for Private Roads, if the Director DPW determines the roads will ultimately serve no more than an estimated 100 ADT or will not feasibly provide a current or future connection to another public road or another subdivision.)

5. THE GATED ENTRY AS SHOWN ON SHEET 3 OF THE TENTATIVE MAP IS A MODIFICATION OF DS-17, 18 & 19 AND IS SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. (San Diego County Stds. for Private Roads, Section 3.6. Private Gated Entries must conform to San Diego County Design Standards DS-17, DS-18 or DS-19.)



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(SEE TM SHT. 3 FOR LOCATION)

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NOTE: OPTIONAL USE OF AREA DRAINS WITH SWALES

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**HUNSAKER
& ASSOCIATES**
SAN DIEGO, INC.

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

CROSBY ENCLAVE

COUNTY OF SAN DIEGO, CALIFORNIA

ENV LOG # 95-08-007K / KIVA PROJECT # 11-0154594

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SHEET
 C2
 OF
 C17
 # 2543-13

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